

104.0

0003

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

734,300 / 734,300

USE VALUE:

734,300 / 734,300

ASSESSED:

734,300 / 734,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16		LONGMEADOW RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: RUSSO MATTHEW J	
Owner 2:	
Owner 3:	

Street 1: 16 LONGMEADOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 9,173 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2164 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9173		Sq. Ft.	Site		0	70.	0.76	4									486,636						486,600	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description									User Acct
									66957
									GIS Ref
									GIS Ref
									Insp Date
									09/13/18
									USER DEFINED

!8272!

**PRINT**

Date	Time
12/10/20	22:51:07
Last Rev	
Date	Time
09/27/18	09:57:47
	apro

8272

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	737-183		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/27/2010	2053	Wood Dec	13,500						9/13/2018	MEAS&NOTICE	CC	Chris C
5/5/2004	359	Shed	6,235					extend basement en	2/24/2009	Meas/Inspect	189	PATRIOT
									11/29/1999	Inspected	267	PATRIOT
									11/10/1999	Mailer Sent		
									10/26/1999	Measured	264	PATRIOT
									7/29/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 19 - Ranch				Full Bath: 1	Rating: Average			SCUTTLE HOLE ADDITIONAL KIT IN BMT.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:										23		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:										PAT (322)		
Foundation: 1 - Concrete				A 3QBth:	Rating:										14		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: WHITE				A Kits: 1	Rating: Fair			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fppl: 2	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1950	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G12	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB 1					
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:		1	6	3					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:									
Prim Int Wall: 1 - Drywall				Functional:		%		Kitchen:									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 4 - Carpet				Override:		%		Electric:									
Sec Floors: 3 - Hardwood	40%			Total:	26.4	%		Heating:									
Bsmnt Flr: 5 - Lino/Vinyl				<b>CALC SUMMARY</b>				General:		1	6	3					
Subfloor:				Basic \$ / SQ: 95.00				<b>COMPARABLE SALES</b>									
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.98392010													
Insulation: 2 - Typical				Adj \$ / SQ: 126.188													
Int vs Ext: S				Other Features: 107250													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 336524													
% Com Wall		% Sprinkled:		Depreciation: 88842													
				Deprecated Total: 247682													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor: 1.00		Before Depr: 126.19											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 104-0-0003-0010.A																	
More: N	Total Yard Items:					Total Special Features:								Total:			

The sketch shows a rectangular property outline with several internal areas labeled: FFL (First Floor), BMT (Basement), PAT (Patio), STG (Storage), ENT (Entry), and GAR (Garage). The total area is 1202, and the garage area is 252.

**AssessPro Patriot Properties, Inc**